

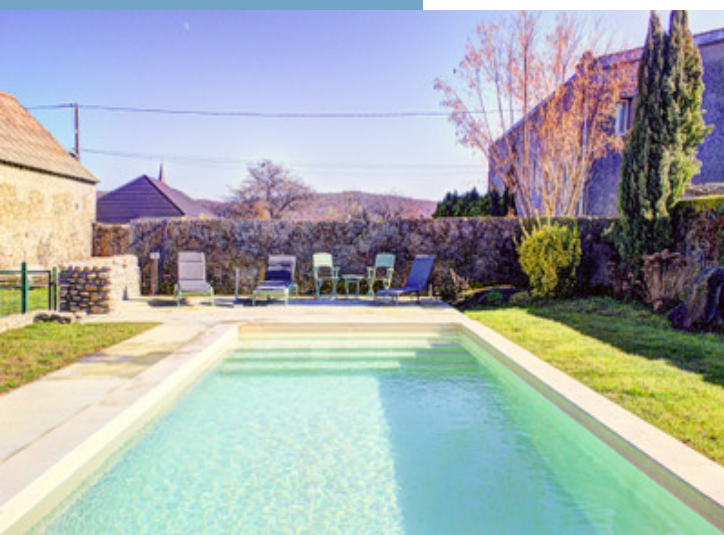


SPLENDID 18TH-CENTURY MAISON-DE-MAÎTRE +  
NEW POOL + OUTBUILDINGS 760M<sup>2</sup> +  
MOUNTAIN VIEWS + IDEAL B&B/GÎTES...



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SPLENDID 18TH-CENTURY  
MAISON-DE-MAÎTRE +  
NEW POOL +  
OUTBUILDINGS 760M<sup>2</sup> +  
MOUNTAIN VIEWS +  
IDEAL B&...



PROPERTY FACT FILE	
REFERENCE	A34655CEL64
PRICE	€ 590,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	4
BATHROOM	5
ACCOMMODATION	220 m <sup>2</sup>
LAND	2514 m <sup>2</sup>
TOWN	Pau
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	
FEATURES	Swimming Pool, Mains Drains, Garage
<small>*Price based on current exchange rate which is subject to change</small>	



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- Ideal family home + B&B/gîtes/group activity hols
- In a village with boulangerie, doctor, pharmacy
- Good schools: Nay (5min), Pau+International School
- Pau, Total HQ & Lourdes 20-25min + Tarbes 30-35min
- Pool + ski resorts (40-60min) + beaches (1h45min)

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IDEAL B&...

Ref : A34655CEL64

Beautifully renovated, this elegant maison-de-maître has a new pool and is perfect for a family home, a holiday home or for creating a tourism-related business.

Set in walled gardens of 2,514m<sup>2</sup>, this delightful village property

## DESCRIPTIF

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Located in a traditional Béarnais village not far from Pau, Lourdes and Tarbes, this super three-storey maison-de-maître is in immaculate condition and is ready to move into straight away!

Facing south and with delightful views of the Pyrénées, the maison-de-maître and its various outbuildings are set around a courtyard, forming a traditional "Enclos Béarnais". Pretty gardens extend south beyond the courtyard - and there is now a brand-new south-facing pool where you can swim and sunbathe all day long!

To the west of the courtyard is Outbuilding 1, comprising two two-storey barns, some animal stalls, which are used for storage, a covered parking area and an open-sided first-floor gallery, which is currently used as an alfresco salon.

To the south of the courtyard are Outbuildings 2 and 3, which adjoin each other. Outbuilding 2 comprises a pool house with shower room and separate WC and a south-facing sun terrace equipped with a jacuzzi.

Outbuilding 3 comprises four two-storey barns, which form an L shape. The first floor of this outbuilding has been left open-plan to create a vast area of 257m<sup>2</sup>!

From the gravel courtyard, the front door of the maison-de-maître opens into a wonderful open-plan sitting room/dining room with a wood-burning stove at one end and a cosy bar area at the other end!

Adjoining this room is a sunny kitchen with a new island unit, along with a utility room and a guest WC, which are just behind the kitchen. A door from the kitchen opens

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A34655CEL64>

COMPLETE FILE AND PHOTO ON REQUEST

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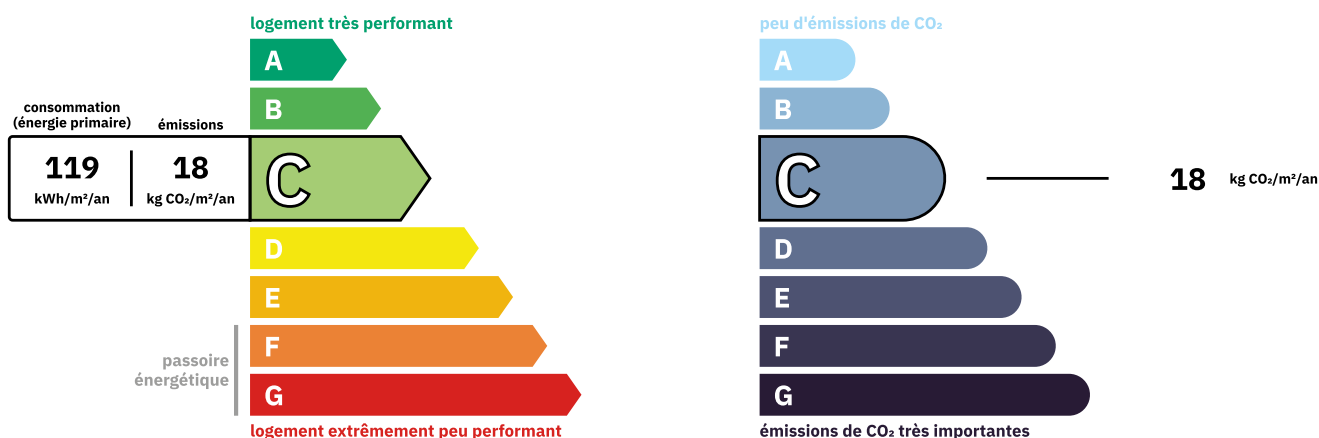


SPLENDID 18TH-CENTURY  
MAISON-DE-MÂTRE + NEW  
POOL + OUTBUILDINGS  
760M² + MOUNTAIN VIEWS +  
IDEAL B&...

Ref : A34655CEL64

## ENERGIE-DPE

Information about risks to which this property is exposed is available on the Géorisques website :  
<https://www.georisques.gouv.fr/>



Property **Moderately efficient**  
Estimated annual energy costs  
between 1579 € and 2137€ for 2021

## NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchangerates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

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3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

## CONTACT

Réf :A34655CEL64  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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